

# Lake Asbury Lake Lot Owners Association Community Meeting Minutes

October 21, 2019

Meeting Scheduled Start Time: 6:30pm

Location: Lake Asbury Community Center (Next to the Branscomb Rd Fire- Station)

---

- **Call To Order:** (Debbie Barrett) 6:31pm
  - Pledge of Allegiance To the United States of America
- **Roll Call:** (Mark Wantage)
  - Debbie Barrett (Chair) Present
  - Kay Manly (Treasurer) Present
  - Mark Wantage (Secretary) Present
  - Brian Ruiz (Member) Present
  - Russell Jones (Vice Chair) Absent (Arrived 6:45pm)
- **Approval of September Meeting Minutes** (Debbie Barrett)
  - Manly requested correction of the title of the September Meeting Minutes document to be corrected from September Meeting Agenda to September Meeting Minutes.
    - Correction to the document title was made by Wantage
    - Motion Manly, 2nd: Ruiz, Vote: 5-0-0 Motion Carried
- **Board Chair's Opening Comments:** (Debbie Barrett)
  - Chair stated volunteers are welcomed. Board seats are up for election and the Board is considering expanding from the current 5 positions to 7 seats. The Decision will be made by the January 2020 Board meeting in order to be able to place new open seats on the 2020 elections ballot.
- **Treasurer's Report:** (Kay Manly)
  - Presentation of the 2020 Annual Budget - Tom Hallquest assisting with budget finalization

*Final detailed reading of the current financial status of the association and of the proposed 2019- 2020 budget. Explanation of accounting practices and use of Quickbooks Accounting tools for LALLOA financial management and accounting.*

*Board discussion on the details of the reports and terminology used.*

*Discussion concerning the creation of a Reserve Fund earmarking a specific amount of money currently in the budget specifically and*

*exclusively for future LALLOA capital needs including but not limited to: boat ramp repair/replacement, fencing, and boat dock repair replacement. The rationale is to set aside current funds to avoid potential property owner assessments to cover a future capital need. The recommendation for Board consideration is \$20,000 for the reserve fund. The recommendation is for the Board to establish a Reserve fund as a temporary outlay. Establishing the fund as a temporary outlay will allow the Board to adjust the fund up or down as more detailed capital cost projections are made.*

- Three payments require Board approval.
  - Check # Sharp Cut lawn care, Check # Clay Electric, Check # HUB Insurance.

*Motion to Approve: Jones, 2nd: Ruiz, Vote 5-0-0 Motion Carried.*

- Motion to create a \$20,000 Capital Reserve Fund as a Temporary Outlay within the budget.

*Motion to Approve: Barrett, 2nd Ruiz, Vote: 5-0-0, Motion Carried*

*Manly explained the capabilities for QuickBooks to print checks and automatically track the expenditure within the program. Accounting time will be reduced and the potential for a misentry reduced. Manly requested Board approval of up to \$100 to purchase the Quickbooks check management program.*

- *Motion to approve: Manly, 2nd: Wantage, Vote: 5-0-0, Motion carried.*
- *Motion to approve the 2019-2020 Budget as presented and proposed:*
- *Motion to Approve: Ruiz, 2nd: Jones, Vote: 5-0-0, Motion Carried.*
- Insurance Renewal

*Insurance Renewal for the D&O Liability Insurance. We accepted a bid from our agent HUB in the amount of \$7571.40.*

- Current contract expires 10/31/2019
  - Presentations of renewal bids from Current Agent (Kay Manly)

- Insurance payment to be sent per Board Approval to HUB insurance continuing with the current carrier.

*Discussion concerning the need to carry Special Event insurance coverage for any special event. Such coverage would cost approximately \$166 per special event if we use the Lake Asbury Community Association's Insurance. Kay is working with our agent to ensure we have coverage through our own insurance policy. Special event would be any activity outside LALLOA regularly scheduled monthly and annual meetings. Chair Barrett is gathering more information.*

- **Planned Events:** (Debbie Barrett)
  - Family Movie Night: Saturday, November 9 At The Community Center
    - Planning postponed pending clarification of special event insurance coverage issue.
- **Carryover business from previous month agenda:** (Debbie Barrett)
  - Water Tanker (Truck) at dam location Update
    - *Water tanker seen loading from fire hydrant near Dam was from a development on the other side of Henley road. Developer was contacted. Contractor stopped using the fire hydrant located by the dam.*
- **New Business:** (Debbie Barrett)
  - Boat Ramp Gate Wheel- *Repaired by repaired by Rick Barrett and Chairman Barrett.*
  - Boat Ramp Condition- *Barret called for interested Lake Lot Owners to meet at the Boat Ramps to inspect the ramp conditions. Contact Barrett or other board members to participate. No Date or time was set.*
  - Lake Asbury Elementary request for donation
    - *Motion to respectfully decline request due to end of year budget limit restrictions:*
    - *Motion to Decline: Jones, 2nd: Manly, Vote 5-0-0, Motion to respectfully decline the request carried.*
  - Review/Update the following forms:
    - Key and Decal Applications
    - 2020 Boating Security and Safety Rules
    - Invoice Information Document

- Visitor Pass
- Draft documents

*Documents currently available on the website were discussed. The need for rewrite and update was discussed. Chair recommended Board members review and present recommended edits and rewrites to the documents for discussion during the November Board meeting.*

- Call for Board Volunteers
  - Volunteers welcome
  - *Discussion of creation of a Welcome Package; further discussion planned.*
- **Public Comments:** *(Mark Wantage)*
  - Submitted/ Written Questions or Comments
  - Open Session *(Requested Time Limit: 3 minutes per person please)*
    - *Recommendation was made by a resident for the name mes and positions of the Board members be displayed during the meetings*
      - *Wantage said he would create placards for the next meeting.*
    - *Discussion of Halloween events as Trunk or Treat, Haunted House, etc.. Discussion included growth of area has increased the opportunity for families to find other events.*
    - *LALLOA resident announced the Clay County Commission was considering rezoning areas adjacent to Lake Asbury and on Henley Road to allow for high density residential and commercial development. Steve Rizzo mentioned the rezoning would allow for 5 residents per acre and for strip mall business development to be allowed in the area of Henley road and Lake Asbury Drive. All concerned residents were encouraged to attend the Commission meeting scheduled for 4:00 pm Tuesday October 22.*
      - *Board members encourage all Clay County residents to attend the Council meeting and make their voices heard.*
- **Construction Plan Proposals:** *(Russell Jones)*
  - New Submitted Plans:

- Rodgers @ 1013 Haynes Ct. Stopped by property 9/12/19, family is putting a covered dock in backyard. Structure is within the guidelines, and approved plans were submitted to the board.
  - Will look at the plan proposal for 108 Wesley Road at convenience of homeowners.
  - **Adjournment:** (*Debbie Barrett*) *Call for Adjournment: 7:59pm*
-